

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

October 9, 2008

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:31 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster, Craig Nicholson, Marco Innocenti (Board Member Arthur Munoz was absent), Mr. Rodriguez (unit 118), Cathy Leyva (unit 369, Landscaping Chairperson), James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

In attendance, Mr. Rodriguez (unit 118) requested the Homeowner's Assn. reimburse him for carpet damage due to a plumbing leak in an adjoining unit and requested the Association install pagoda lights on the path behind building 7628, between the existing sidewalks; The Board declined reimbursement for carpet cleaning citing homeowner responsibility for interior unit damage; bids will be sought for pathway lighting.

Meeting Minutes: The **September Board Meeting minutes** (9/11/08) were reviewed and **approved** as presented.

Treasurer's Report:

	September '08	YTD
Total Income	\$67,027.67	\$713,468.71
Operating Expenses	30,032.42	234,987.43
Reserve Expenditures	6,359.95	130,096.82
Total Expenditures	36,392.37	365,084.25
Transfer to Reserve	(30,635.30)	(377,555.46)
Transfer from Reserve	0	30,000.00
Total in Savings	\$577,472.09	

James N. reported Operating Expenses are approximately 25% below budget allocation. The **September** Treasurer's Report was unanimously **accepted** as presented. The Board signed the updated **CDARS Corporate Resolution** authorizing Bartlein & Company, Inc. to deal with CDARS.

Cathy Leyva reported several issues to the Board concerning Landscaping, including: request to purchase bark for Progressive (Approved); Phase III tree trimming required in 6 months (CL to get bid); cleaning the recycling bins (exterior); new water controller installed; plants in the Common area, building 7630; cement walkway separating from pool house (rear of building); condition of unit numbers on the buildings; sidewalk raised at unit 224.

Old Business

The Board addressed:

- #104 moisture in unit: no further action taken at this time;

- **Pool repairs:** a split drain and more plumbing work is now required for an extra \$5,500; a new bid (\$19,430.00) was approved by the Board to complete the project;
- **Concrete repairs:** the Board discussed the various sidewalk repairs required and the status of repair at building 7610 (bid \$1,332, by Qualified Concrete, was apparently complete);

New Business

Items addressed:

- **2009 Budget:** the Board discussed at length the draft 2009 Budget and adjusted certain line item numbers; will be discussed again at the November Meeting;
- **Path pagoda lighting at rear of bldg. 7628:** the Board asked James N. to seek bids to install 3 or 4 pagoda light fixtures;
- **Information Boards at mailbox enclosures:** the Board agreed to continue to use the boards for informational purposes;
- **Insurance policies:** James N. delivered the Master and Umbrella policies to the Board;
- **2009 Annual Meeting:** the Board approved the meeting being held at the Goleta Valley Community Center, on Jan. 8, 2009 at 6:30 pm. Also approved was the mailing of stamped, self-addressed envelopes the homeowners for proxy return;
- **Liens:** the Board declared unanimously an emergency resolution. Board also unanimously approved filing liens on the following units for outstanding monthly Association dues balances (over \$1000): units 111, 124, 209, 213, 231, 250, and 260.

(At this time, the Board adjourned to **Executive Session**)

The October meeting was **adjourned** at 8:40 pm.

The next Board meeting is scheduled for **6:30 pm., Thursday, November 13, 2008**, at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe